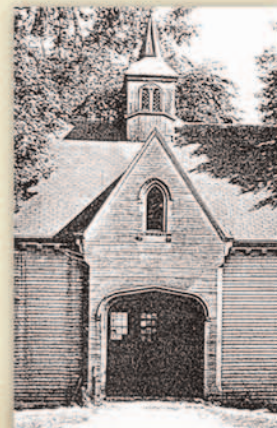
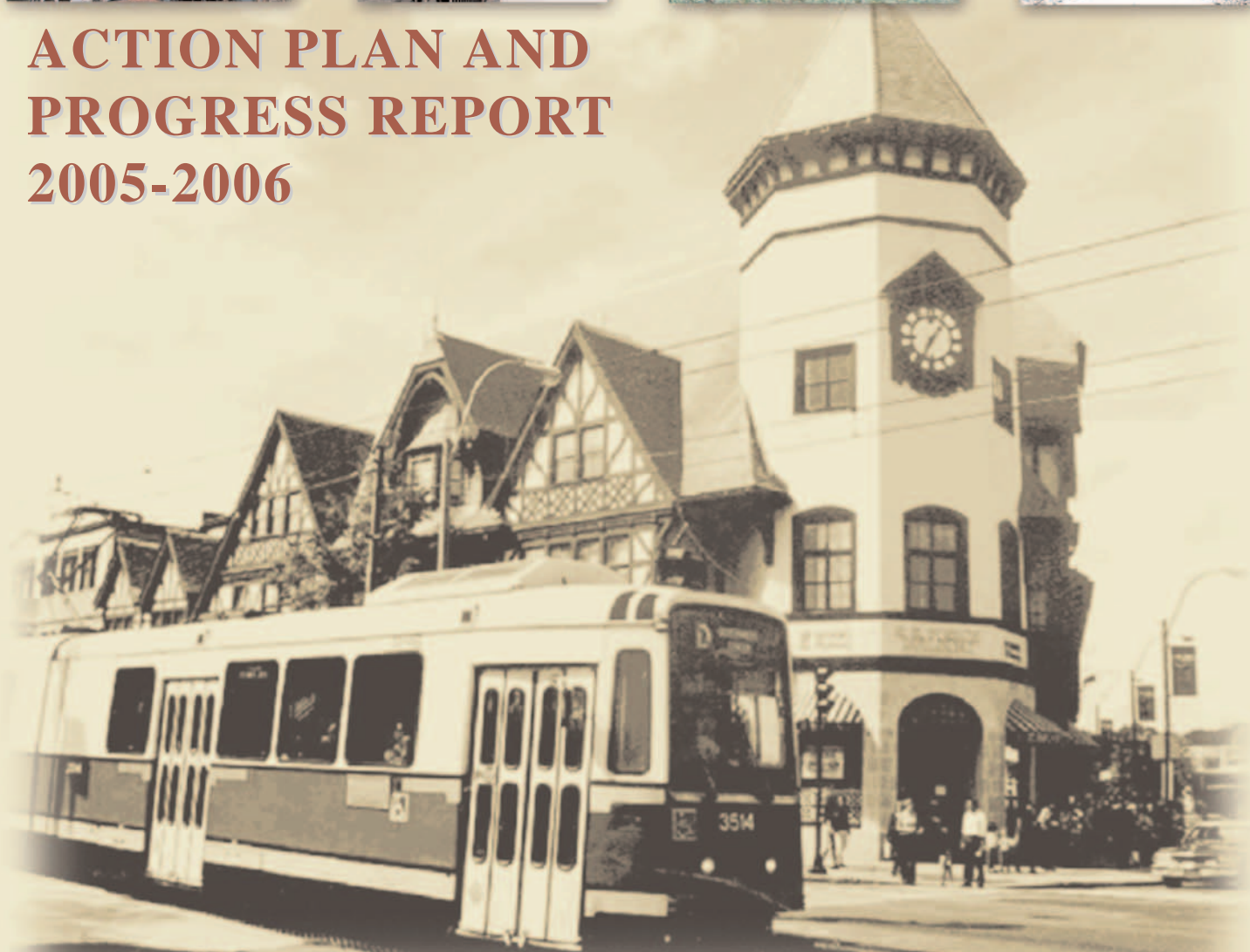


Brookline

COMPREHENSIVE PLAN 2005-2015



ACTION PLAN AND PROGRESS REPORT 2005-2006



TOWN OF BROOKLINE, MASSACHUSETTS

Brookline

COMPREHENSIVE PLAN | 2005–2015
ACTION PLAN AND PROGRESS REPORT 2005-2006



Adopted by the Brookline Board of Selectmen - March 29, 2005

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INTRODUCTION & OVERVIEW

COMPREHENSIVE PLAN VISIONS & RECOMMENDATIONS

Neighborhoods and districts: *The unique and attractive qualities of Brookline's neighborhoods and districts will be maintained. Town actions and policies should enhance the livability of the Town for residents. To accomplish this, the Town will:*

- > Develop District Plans for Coolidge Corner, Brookline Village and Chestnut Hill
- > Develop Neighborhood Plans in other parts of Town where needed
- > Protect neighborhood character while accommodating change and Town-wide needs
- > Enhance commercial districts for the benefit of residents and visitors

Affordable housing: *To provide for the needs of residents and to help preserve and enhance the diversity of the Brookline community, an appropriate variety of housing by type and cost will be made available. To accomplish this, the Town will:*

- > Promote affordable housing Town-wide
- > Produce 25 affordable housing units a year, preferably through conversion of existing market-rate units
- > Be sensitive to neighborhood character
- > Preserve existing affordable housing units

Route Nine: *Route Nine will not divide Brookline. The Town will work with all appropriate parties to minimize this division, both physically and in terms of perception, and to make the areas Route Nine passes through more attractive for residents. To accomplish this, the Town will:*

- > Develop a Route Nine Plan to improve the quality of life in neighborhoods along the corridor
- > Advance mixed-use development in appropriate locations, including commercial development & affordable housing
- > Create attractive gateways to the Town at the east and west

Historic resources: *Brookline will continue to respect and utilize structures and landscapes with historic significance that are part of its legacy for the future. To accomplish this, the Town will:*

- > Evaluate potential of landmarks bylaw or single building local historic districts to preserve historic resources
- > Create incentives for adaptive reuse of historic buildings through zoning requirements
- > Make the demolition delay bylaw more effective

Natural resources, open space, parks and recreation: *Public open space throughout the Town will be preserved and enhanced, and every opportunity will be taken to add new open spaces and programming. To the extent possible, efforts will be made to preserve and protect private open spaces. To accomplish this, the Town will:*

- > Protect significant, unprotected open spaces such as Allandale Farm
- > Proactively plan for the future through the 2005 *Open Space Plan* and the *Recreational Facilities Management Plan*
- > Adopt a local wetlands bylaw
- > Use zoning tools such as Greenway Open Space Residential subdivisions and open space zones to protect open space
- > Adopt a Town conservation restriction program

Land use and housing: *Any new development proposed in Brookline will demonstrate that they complement existing uses and the character of the Town as a primarily residential community with a particular range of building types and densities. To accomplish this, the Town will:*

- > Make sure that existing zoning matches the desired land uses and densities throughout Town
- > Include neighborhood residents in the development review process

Economic development: *Appropriate new mixed-use and commercial development will be encouraged. Businesses in commercial areas will be fostered. To accomplish this, the Town will:*

- > Expand commercial tax revenues
- > Promote commercial growth in appropriate areas along Route Nine
- > Enhance existing commercial areas as lively, appealing and functioning community meeting places

Transportation and mobility: *The ability of Town residents and visitors to travel within Brookline and to other parts of the region will be maintained and alternatives to the automobile will be encouraged. To accomplish this, the Town will:*

- > Improve the Town's capacity to develop a proactive transportation planning agenda
- > Support transit-oriented development that will minimize the traffic impact on residential neighborhoods
- > Identify bicycle and pedestrian priority routes

Town, school and cultural facilities: *The Town will continue to maintain and, where needed, improve its public facilities. To accomplish this, the Town will:*

- > Continue to invest in Town capital facilities and infrastructure to address evolving community needs and information technologies
- > Maintain excellent schools

INTRODUCTION

One thing that distinguishes the Brookline Comprehensive Plan from other, similar, plans, is its focus on strategies that the Town can use to implement the vision for Brookline in the Plan. These strategies are specific, action-oriented recommendations that support the goals and policies outlined in each plan element. The Action Plan is the work plan for implementing these strategies.

The Brookline Comprehensive Plan outlined several hundred strategies to guide the future of the Town for the next ten years. Of these, there are approximately 150 strategies that require specific, discrete actions that should be undertaken sometime in the next ten years. The Action Plan takes those strategies and develops a specific work plan for implementing them. This work plan includes:

1. A timeframe for implementation, if one has been set.
2. A responsible Town Department. When appropriate, any other Town Department that may be involved with implementing this strategy is listed.
3. A responsible Town Board or Commission. Again, when appropriate, any other Boards or Commissions that may play a role in implementing this strategy will be listed.
4. Funding required, along with possible sources for this funding.
5. Reference to the location(s) in the Comprehensive Plan where this strategy is recommended.

The focus of the Action Plan is on short term strategies. However, as a work plan, the Action Plan will need to be updated periodically. As actions are completed, they will be moved into the appropriate category, and as time passes, long term strategies will become short term strategies. The Department of Planning and Community Development will work with the Planning Board and the public to update the Action Plan every two years in order to keep it relevant, adjust timeframes as circumstances require, and track the Town's progress in completing the strategies in the Comprehensive Plan.

READING THE ACTION PLAN

The Action Plan is divided into three parts. The first part lists strategies that are in progress or have been completed. Each of these strategies is described in a box with a summary of implementation progress to date, any funding used, and other relevant information. The second part, which constitutes the most important part of the Action Plan, outlines strategies that are proposed for implementation in the next two fiscal years, or between July 2005 and June 2007. These strategies are each described in detail on a full page, along with information about the importance of the strategy, how funding might be identified for implementation, and any other relevant information.

Finally, at the end of the Action Plan is a matrix outlining all of the strategies that require specific actions, whether in progress, completed, short term, or long term. This matrix outlines all relevant information on each strategy and provides an overview of how the Comprehensive Plan will be implemented in the next ten years. Following that matrix is a list of all actions that are complete, in progress, or short-term, listed by the party or parties responsible for implementation.

Many of the strategies in the Comprehensive Plan are ongoing efforts, such as “Continue implementing the 1999 Stormwater Management Plan.” These ongoing efforts have no specific timeframe associated with them. Even some very important strategies such as “Create neighborhood plans for areas as needed” are not listed in the Action Plan because at present there is not a specific action associated with that strategy. In future updates to the Action Plan, as circumstances warrant, some of these ongoing efforts may involve specific actions. At that time they will be listed in the Action Plan along with the specific action associated with them.

PUBLIC REVIEW PROCESS

The recommended actions in this document are the result of an extensive public involvement process for the Brookline Comprehensive Plan. Prioritizing the actions, particularly selecting the ones for short-term action, also involved a public process. The public process around developing the Action Plan included the following steps:

- Development of a draft Action Plan by the Department of Planning and Community Development, consulting with various Boards, Commissions and Town Departments as to their priorities for implementation.
- Submission of a draft Action Plan to the Planning Board and members of Comprehensive Plan Committee. This document was available for review and comment on the Town’s web site and in person.
- Development of a final Plan based on comments received
- Adoption of the final Action Plan by the Board of Selectmen on March 29, 2005

This process took into account both the need for public process and the need to complete the process in a discrete timeframe in order to begin work on implementation of priority items.

TRACKING PROGRESS

The Action Plan will be a dynamic document that will continue to evolve as times change. In order to ensure that members of the community remain aware of the latest version of the Action Plan, the latest version will be kept available on the Town's web page (or equivalent, as technology evolves) and published in the Planning & Community Development Department's *Update*. All changes to the Action Plan must be approved by the Board of Selectmen, and any significant changes to the Action Plan will undergo a public review.

The Department of Planning and Community Development will report to the Board of Selectmen on a quarterly basis as to the progress made during that quarter on projects in the Action Plan. At this time the Department will report on Projects or Actions that have been completed, projects still in progress, unanticipated factors that have led to projects or actions not being completed, and recommended changes to the Action Plan.

In addition, every two years the Department will draft a major update of the Action Plan. Each update to the Action Plan will undergo a public process similar to that described for the initial Action Plan. Comments from the public, the Selectmen, the Planning Board, and Town staff, boards and commissions will be factored into an updated Action Plan that will then be reviewed and approved by the Board of Selectmen and the Planning Board. If any changes to the Comprehensive Plan are recommended as part of this process, those will also be subject to public review and the approval of the Board of Selectmen and Planning Board.

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ACTIONS IN PROGRESS OR COMPLETED

STRATEGIES IN PROGRESS OR COMPLETED

This section outlines actions from the Comprehensive Plan that are currently being implemented or have already been completed since the Comprehensive Plan was first released in draft form in January of 2004. The actions that are “in progress” may involve work for several years into the future; each action includes an estimated completion date.

Note that there are many strategies in the Comprehensive Plan that are best described as “ongoing”- strategies that are driven by opportunities or have no specific beginning or end date. One example is “Actively monitor large scale development/planning initiatives adjacent to Town boundaries”. Such “ongoing” strategies are not included in the Action Plan, since they do not require a specific action from a Town department, board or commission.

Each item can be read as follows:

LEGEND

SAMPLE STRATEGY <i>Expected Timeframe</i>	Brief description of the strategy
<i>ELEMENTS OF THE PLAN WHERE THE STRATEGY IS REFERENCED</i>	For a full description, see the page(s) of the Comprehensive Plan referenced below.
<u>ILLUSTRATIVE IMAGE</u> <i>This image is a visual representation of the strategy described at upper right and in the page(s) of the Comprehensive Plan listed below right.</i>	<u>Lead Department/Board/Commission:</u> This section lists the parties that will take the lead on implementation of the strategy. <u>Estimated Funding/Source:</u> This section lists the funds that are expected to be required to implement the strategy and where those funds might come from.
<i>(Page(s) where the strategy is referenced in the Comprehensive Plan)</i>	

COMPLETED ACTIONS

INCREASE FUNDING FOR AFFORDABLE HOUSING THROUGH A FORMULA IN THE CAPITAL IMPROVEMENT PROGRAM AND BY AN INCREASED ALLOCATION OF CDBG FUNDS

Completed

AFFORDABLE HOUSING



In FY2006 the Housing Division expects to be awarded an increase of \$275,000 in CDBG funds to support its affordable housing programs. CDBG funds are an important funding source for projects which convert existing market-rate housing into affordable units. In addition, the Town has a policy of contributing a percentage of free cash above a certain level to the Housing Trust. This policy should be continued and periodically reexamined to see if the level of contribution should be increased.

Lead Department/Board/Commission:

Board of Selectmen
Planning & Community Development

Estimated Funding/Source:

\$275,000/year (CDBG)

(Action is taken from page 128)

REVISE ZONING AT BROOKLINE PLACE

Completed

ECONOMIC DEVELOPMENT



Revised zoning, in keeping with the Comprehensive Plan and the vision for Gateway East, were adopted at a special Town Meeting in June of 2004. The revised zoning permits increased densities of development in return for additional public benefits to the neighborhood and Town as a whole.

Lead Department/Board/Commission:

Planning & Community Development
Economic Development
Economic Development Advisory Board

Estimated Funding/Source:

Staff time (in house effort)

(Action is taken from pages 128)

REVISE ZONING TO ESTABLISH LIMITS ON DEVELOPMENT
OF RESIDENTIAL USE ON THE GROUND FLOOR IN
COMMERCIAL DISTRICTS

Completed

ECONOMIC DEVELOPMENT

Such revisions were adopted at Town Meeting in the Fall of 2004. Further examination of these limits will be ongoing. If necessary, further revisions will be submitted to Town Meeting.



Lead Department/Board/Commission:
Planning & Community Development
Planning Board

Estimated Funding/Source:
Staff time (In house effort)

(Action is taken from pages 128)

REVISE ZONING TO REQUIRE SPECIAL PERMITS FOR THE
DEVELOPMENT OF RETAIL/RESTAURANTS OVER 10,000
SQUARE FEET IN G DISTRICTS

Completed

ECONOMIC DEVELOPMENT

Such revisions were adopted at Town Meeting in the Fall of 2004. Further examination of these requirements will be ongoing. If necessary, further revisions will be submitted to Town Meeting.



Lead Department/Board/Commission:
Planning & Community Development
Economic Development
Planning Board

Estimated Funding/Source:
Staff time (in house effort)

(Action is taken from page 128)

ACTIONS IN PROGRESS

The following actions are currently in progress and should be completed in the next three years. These actions are listed in order of the estimated completion years - 2005, 2006 or 2007. Within each year the actions are in alphabetical order.

CONSIDER USE OF NEIGHBORHOOD CONSERVATION DISTRICTS

In Progress

(Estimated completion: 2005)

HISTORIC RESOURCES



Neighborhood Conservation Districts (NCD's) are designated areas where modifications to structures must undergo some level of design review to minimize negative impacts to the historic character of the area. The level of review is generally less stringent than that of a Local Historic District. A study is currently underway with the Massachusetts Historical Commission to study the potential use of NCD's in Brookline. The study should be complete in the summer of 2005

Lead Department/Board/Commission:
Planning & Community Development
Preservation Commission

Estimated Funding/Source:
\$12,000 (State grant)

(Action is taken from page 78)

CREATE A STREET TREE MASTER PLAN

In Progress (Estimated completion: 2005)

NATURAL RESOURCES, OPEN SPACE, PARKS & RECREATION



The Street Tree Planting Committee is working on a Street Tree Master Plan, identifying locations, species, and management requirements for this important public resource.

Lead Department/Board/Commission:
Street Tree Planting Committee
Public Works (Parks & Open Space)

Estimated Funding/Source:
Staff time (in house effort)

(Action is taken from pages 90)

DEVELOP A PLANNED PRODUCTION SCHEDULE

In Progress (Estimated completion: 2005)

AFFORDABLE HOUSING

The Town is currently drafting a "Planned Production Schedule", based on the Affordable Housing Key Element of the Comprehensive Plan. A Planned Production Schedule is an overall strategy for producing affordable housing in the Town that is submitted the state's Department of Housing and Community Development for review and approval. If approved, the Planned Production Schedule is seen as a demonstration that the Town is committed to increasing its affordable housing supply. If a developer were to propose a project under 40B that is out of context with its surroundings, a Planned Production Schedule can provide the Town with a basis for conditioning or denying the project.

Lead Department/Board/Commission:
Planning & Community Development
Housing Advisory Board

Estimated Funding/Source:
Staff time (In house effort)

(Action is taken from page 46)

PREPARE PARKS & RECREATION FACILITIES MASTER PLAN

In Progress (Estimated completion: 2005)

NATURAL RESOURCES, OPEN SPACE, PARKS & RECREATION



The Park and Recreation Commission is preparing a Park and Recreation facilities master plan through collaboration with the Department of Public Works' Division of Parks and Open Space, School Department, School Committee, Conservation Commission, and the Recreation Department.

Lead Department/Board/Commission:
Parks and Recreation Commission
Public Works (Parks & Open Space)

Estimated Funding/Source:
\$100,000 (CIP - FY2005)

(Action is taken from page 102)

SUPPORT PROGRAMS FOR HISTORIC MARKERS AND PLAQUES

In Progress

(Estimated completion: 2005)

HISTORIC RESOURCES



The Town is supporting the organization of public and private programs to install historic markers and plaques on public and private buildings for the Tercentenary and beyond. Brookline has few historic markers and no program for providing plaques to private property owners. Typically, historic markers are installed by or under the direction of public bodies, such as the Preservation Commission. Plaques for private residences are often provided for a fee by historical societies, along with a history of the house.

Lead Department/Board/Commission:
Planning & Community Development
Preservation Commission

Estimated Funding/Source:
\$5,000 (State grant)

(Action is taken from page 79)

UPDATE OPEN SPACE PLAN

In Progress (Estimated completion: 2005)

NATURAL RESOURCES, OPEN SPACE, PARKS & RECREATION



The Conservation Commission is taking the lead on this updating process. The Open Space Plan should seek to identify types of valuable unprotected open space and, where possible, parcels, along with the environmental and community values that make these spaces significant.

Lead Department/Board/Commission:
Conservation Commission
DPW (Parks & Open Space)

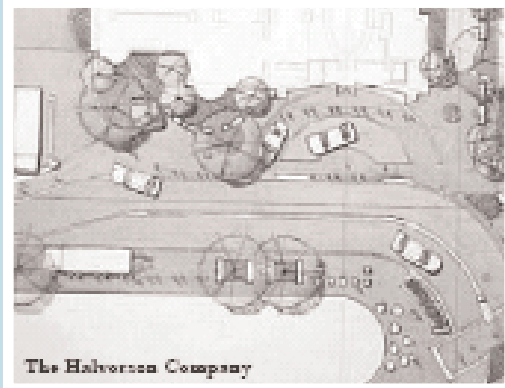
Estimated Funding/Source:
Staff time (in house effort)

(Action is taken from page 99)

ADDRESS TRAFFIC CALMING NEEDS

In Progress (Estimated completion: 2006)

TRANSPORTATION AND MOBILITY



The Town is considering how to more effectively implement a system for traffic management projects such as traffic calming. Projects completed to date have been partially successful but have resulted in some unforeseen drawbacks. The Town will continue to apply adopted Traffic Calming Policies and Process and review them for possible changes.

Lead Department/Board/Commission:

Transportation Board
DPW (Engineering & Transportation)

Estimated Funding/Source:

Staff time (In house effort)

(Action is taken from page 142)

ADOPT BYLAW STANDARDIZING PLACEMENT AND MAINTENANCE OF NEWS RACKS

In Progress (Estimated completion: 2006)

ECONOMIC DEVELOPMENT



Standardization of news racks can reduce clutter on public ways and improve the appearance and accessibility of sidewalks. A by-law that would implement such a standardization will be drafted for consideration by Town Meeting.

Lead Department/Board/Commission:

Economic Development
Economic Development Advisory Board

Estimated Funding/Source:

Staff time (in house effort)

(Action is taken from page 128)

ADOPT LOCAL WETLANDS BYLAW *In Progress (Estimated completion: 2006)*

*NATURAL RESOURCES, OPEN SPACE, PARKS AND
RECREATION*



The Conservation Commission has begun consideration of a local wetlands by-law to enhance protection and oversight of remaining wetlands in Town. This by-law will then be taken to Town Meeting for consideration.

Lead Department/Board/Commission:

Conservation Commission
DPW (Parks & Open Space)

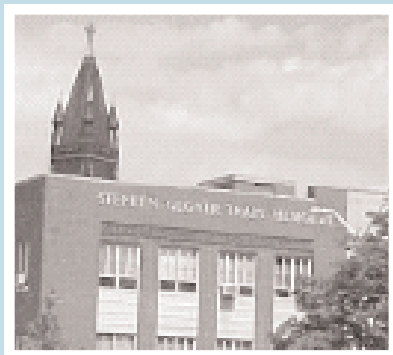
Estimated Funding/Source:

Staff time (in house effort)

(Action is taken from page 90)

ADVANCE HEALTH DEPARTMENT RENOVATIONS *In Progress (Estimated completion: 2006)*

TOWN, SCHOOL AND CULTURAL FACILITIES



This building is over 50 years old and in need of significant renovations. These renovations are slated to begin in the next year. They will include some "green" technologies, most likely solar panels for energy production, if the budget permits.

Lead Department/Board/Commission:

Building Department

Estimated Funding/Source:

\$4,500,000 (CIP)

(Action is taken from page 152)

ANALYZE, IMPROVE AND REPAIR STORM DRAIN SYSTEM *In Progress (Estimated completion: 2006)*

*NATURAL RESOURCES, OPEN SPACE, PARKS AND
RECREATION*

The Department of Public Works (DPW) Engineering & Transportation division has been analyzing the storm drain system in an effort to prioritize areas that need rehabilitation and/or improvements. Engineering conducts investigations to locate deficiencies in the drainage system, prepares contract documents specifying the repairs to be made, and oversees a contractor to make the necessary repairs. Also part of the investigative work is to identify and remove any sources of pollution entering the drainage system. This work is necessary to ensure discharges from the storm drain system do not impair water resource areas like the Charles River and its tributaries.

Lead Department/Board/Commission:
DPW (Engineering and Transportation)

Estimated Funding/Source:
\$500,000 (CIP)

(Action is taken from page 91)

CONSIDER TELECOMMUNICATION LEASES ON TOWN-OWNED PROPERTY

In Progress

(Estimated completion: 2006)

TOWN, SCHOOL AND CULTURAL FACILITIES



Telecommunications needs in the Town exceed the current facilities. Under federal law, telecommunications providers have the right to provide service and cannot be denied the ability to install facilities as needed. The Town is continuing to examine Town-owned facilities as an option for telecommunication facilities in order to provide municipal control over locations, provide public benefits such as improved police and fire communications, and in order to generate revenue.

Lead Department/Board/Commission:
Board of Selectmen

Estimated Funding/Source:
Staff time (in house effort)

(Action is taken from page 149)

CONVERT EXISTING MARKET RATE UNITS INTO AFFORDABLE UNITS

In Progress (Estimated completion: 2006)

AFFORDABLE HOUSING



Over the past several years the Town has worked with nonprofit organizations to purchase and redevelop several existing buildings into affordable rental units with permanent deed restrictions. With support from the Town, the Brookline Improvement Coalition is currently completing the rehabilitation of a six-family house on Boylston Street to create four 3-bedroom and two 2-bedroom permanently affordable rental units. In addition, the Town continues to do outreach to existing owners and brokers to identify properties, and has discussed with owners the sale of buildings for use as affordable housing in exchange for relief on capital gains taxes.

Lead Department/Board/Commission:
Planning & Community Development
Housing Advisory Board

Estimated Funding/Source:
\$250,000 (HOME/CDBG/Housing Trust)

(Action is taken from page 56)

DEVELOP A LONG TERM PLAN FOR BURYING UTILITIES

In Progress (Estimated completion: 2006)

HISTORIC RESOURCES

ECONOMIC DEVELOPMENT

TOWN, SCHOOL AND CULTURAL FACILITIES



Currently, the utilities on major streets in Town are relocated underground as these roadways are reconstructed.

A proposal for burying all of the utilities in the Town was submitted to Town Meeting in November 2004. This 50 year process was to be funded by a surcharge on utility bills. The proposal was not approved by Town Meeting.

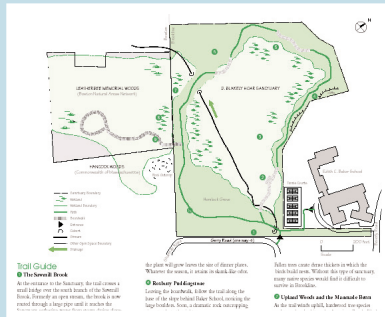
Lead Department/Board/Commission:
Board of Selectmen

Estimated Funding/Source:
Staff time (in house effort)

(Action is taken from pages 80, 131 & 149)

DEVELOP AND DISSEMINATE TRAIL MAPS *In Progress (Estimated completion: 2006)*

NATURAL RESOURCES, OPEN SPACE, PARKS AND RECREATION



Within the past year the Brookline Conservation Commission has produced update brochures for each of these areas. These updated brochures include accurate trail maps and information on points of interest within each of the Conservation Sanctuaries. The new trail maps have been printed and are disseminated through friends groups, educational programs, and the Park Ranger Program

Lead Department/Board/Commission:
Conservation Commission
DPW (Parks & Open Space)

Estimated Funding/Source:
Staff time (In House Effort)

(Action is taken from page 98)

EXAMINE INCENTIVES FOR OFFICE DEVELOPMENT IN BROOKLINE VILLAGE AND COOLIDGE CORNER *In Progress (Estimated completion: 2006)*

ECONOMIC DEVELOPMENT



As part of the Coolidge Corner district plan, the Town will examine incentives for office development in Coolidge Corner, including mixed-use development, and evaluate zoning changes suitable to attract this development. A similar process will take place in Brookline Village along Route Nine at a future date.

Lead Department/Board/Commission:
Economic Development
Economic Development Advisory Board

Estimated Funding/Source:
Staff time (in house effort)

(Action is taken from page 128)

EXPLORE ZONING INCENTIVES TO SUPPORT DEVELOPMENT OF MIXED-USE INFILL IN COMMERCIAL AREAS

In Progress (Estimated completion: 2006)

ECONOMIC DEVELOPMENT



This exploration will be linked to district planning processes where appropriate. Incentives that will be studied include considering a waiver from FAR and parking requirements for smaller development projects that conform with established height and setback conditions and regulations.

Lead Department/Board/Commission:
Planning & Community Development
Economic Development
Economic Development Advisory Board

Estimated Funding/Source:
Staff time (in house effort)

(Action is taken from pages 128 & 129)

IDENTIFY AND CERTIFY VERNAL POOLS

In Progress (Estimated completion: 2006)

NATURAL RESOURCES, OPEN SPACE, PARKS AND RECREATION

Vernal Pools are an integral part of our natural landscape. It is the intent of the Brookline Conservation Commission to certify and register these pools whenever possible with the Massachusetts Natural Heritage and Endangered Species Program. The certification process will be undertaken as a continuing effort through the administration of the Massachusetts Wetlands Protection Act. Additionally the Conservation Sanctuaries will be inventoried for the presence of Vernal Pools and whenever possible said Vernal Pools will be certified.



Lead Department/Board/Commission:
Conservation Commission

Estimated Funding/Source:
Staff time (In House Effort)

(Action is taken from page 91)

MAKE DEMOLITION DELAY BYLAW MORE EFFECTIVE

In Progress (Estimated completion: 2006)

HISTORIC RESOURCES



The Preservation Commission and Town staff are examining the existing Demolition Delay bylaw to determine how might be made more effective in facilitating the preservation of historically significant structures. Possible changes include defining in greater detail what kinds of substantial exterior changes constitute demolition; considering regulatory and financial incentives to support reuse of historic structures; considering the option to extend a stay of demolition if the owner fails to demonstrate a good-faith effort that adaptive reuse has been seriously considered; and considering single building Local Historic Districts.

Lead Department/Board/Commission:
Planning & Community Development
Preservation Commission

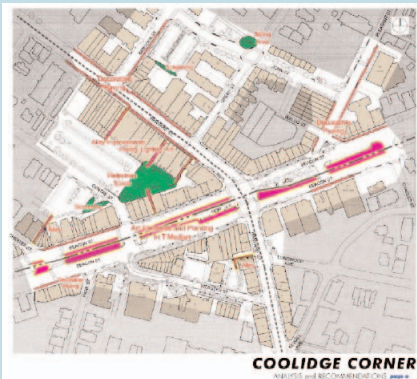
Estimated Funding/Source:
Staff time (in house effort)

(Action is taken from page 78)

MAINTAIN AND IMPROVE COMMERCIAL AREA OPEN SPACES THROUGH IMPLEMENTATION OF THE COMMERCIAL AREAS STREETSCAPE MASTER PLAN

In Progress (Estimated completion: 2006)

NATURAL RESOURCES, OPEN SPACE, PARKS AND RECREATION *ECONOMIC DEVELOPMENT* *TOWN, SCHOOL AND CULTURAL FACILITIES*



A committee has been formed to oversee design of the first project from the Master Plan. A consultant will be on board to develop a detailed design for this project. In upcoming years additional projects from the Master Plan will be designed and constructed.

Lead Department/Board/Commission:
Economic Development Advisory Board
Economic Development
Planning & Community Development

Estimated Funding/Source:
\$200,000 (General Fund)

(Action is taken from pages 100, 131 & 149)

PRESERVE EXISTING AFFORDABLE UNITS

In Progress (Estimated completion: 2006)

AFFORDABLE HOUSING



For the past several years, the Housing Division has actively worked with private owners to extend affordability on key housing developments with expiring use restrictions. Currently the Town is working with members of the Brookline Cooperative to restructure this 116-unit expiring use project as a mixed-income development, maintaining as many units as affordable for low-income households as feasible.

Lead Department/Board/Commission:

Board of Selectmen
Housing Advisory Board

Estimated Funding/Source:

To Be Determined (Varied sources)

(Action is taken from page 56)

PROMOTE AND DISSEMINATE INFORMATION ON PERMEABLE ALTERNATIVES TO ASPHALT FOR PARKING

In Progress (Estimated completion: 2006)

NATURAL RESOURCES, OPEN SPACE, PARKS AND RECREATION



There are some situations in which a parking or access area is rarely used. In those cases, it may be appropriate to consider use of an alternative to an asphalt surface. There are surfaces that are permeable (allowing passage of water) and have a lesser impact on the environment than pavement. The Town works to make potential developers aware of these alternatives for use when appropriate.

Lead Department/Board/Commission:

DPW (Parks & Open Space)
Department of Planning & Community Development

Estimated Funding/Source:

Staff time (In House Effort)

(Action is taken from page 91)

RECONSIDER HERITAGE TREE BYLAW

In Progress (Estimated completion: 2006)

*NATURAL RESOURCES, OPEN SPACE, PARKS AND
RECREATION*



A Heritage Tree By-Law would provide some protection for designated trees on private property. Such a by-law is being considered for its possible benefits and drawbacks. In 2004 Town staff expressed concerns about fairly implementing such a by-law without additional personnel. This concern must be a factor in reconsidering a Heritage Tree By-law.

Lead Department/Board/Commission:

Conservation Commission
DPW (Parks & Open Space)

Estimated Funding/Source:

Staff time (in house effort)

(Action is taken from page 90)

RESTORE AND IMPROVE THE SMALL GREEN OPEN SPACES PROGRAM

In Progress

(Estimated completion: 2006)

*NATURAL RESOURCES, OPEN SPACE, PARKS AND
RECREATION*

A significant greenspace resource that is often not reflected in the traditional park inventory is the streetscape, including over 41 traffic medians, circles, squares, triangles and other open land. This initiative will establish landscape designs that incorporate irrigation, where appropriate, restoration, amenities and structural improvements to these spaces.

Lead Department/Board/Commission:

DPW (Parks & Open Space)

Estimated Funding/Source:

\$500,000 (CIP)

(Action is taken from page 91)

USE TOWN OR OTHER PUBLICLY OWNED LAND AS POTENTIAL SITES FOR AFFORDABLE HOUSING

In Progress

(Estimated completion: 2006)

AFFORDABLE HOUSING



Since 2001 the Town has been actively planning the redevelopment of two large parcels located on Fisher Hill. The first, a state-owned reservoir site, is now planned for purchase by the town for redevelopment as a passive park and athletic field. The second, a 4.8 acre town-owned reservoir site, is undergoing a master planning process for redevelopment as mixed-income housing. Similarly, a district planning process for the Coolidge Corner district is underway and will look at the potential for development of mixed-use housing and commercial space on Town-owned sites.

Lead Department/Board/Commission:

Board of Selectmen
Planning & Community Development

Estimated Funding/Source:

To be determined (Land Sale/Housing Trust)

(Action is taken from page 57)

WORK WITH "FRIENDS" GROUPS TO RAISE FUNDS FOR IMPROVEMENTS AND PROTECTION

In Progress (Estimated completion: 2006)

NATURAL RESOURCES, OPEN SPACE, PARKS AND RECREATION

Town staff currently is working with the Greenspace Alliance, friends groups and the Brookline Land Trust to develop public-private partnerships to preserve, acquire and improve park and open spaces in Town. This effort includes work on grants, philanthropic initiatives and long-term strategies to raise funds to further these efforts and protect Brookline's valuable resources for future generations.

Lead Department/Board/Commission:

DPW (Parks & Open Space)
Conservation Commission

Estimated Funding/Source:

Staff time (In House Effort)

(Action is taken from page 98)

ADVANCE TOWN HALL RENOVATIONS

In Progress (Estimated completion: 2007)

TOWN, SCHOOL AND CULTURAL FACILITIES



Town Hall is almost 50 years old and is in need of significant renovations. Renovations are slated to begin in 2006, and are currently being scoped out based on the need and available funding. Top priorities include upgrading the HVAC system, installing operating windows, and developing meeting spaces that might be available when the rest of the building is closed.

Lead Department/Board/Commission:
Building Department

Estimated Funding/Source:
\$11,000,000 (CIP)

(Action is taken from page 152)

SEEK AMENDMENTS TO CHAPTER 40B THAT TAKE INTO CONSIDERATION THE ACCOMPLISHMENTS AND CHALLENGES OF BROOKLINE

In Progress (Estimated completion: 2007)

AFFORDABLE HOUSING

In early 2003 the Governor convened a state-wide task force to identify and reach consensus on key amendments aimed at enhancing Chapter 40B in order to be more responsive to municipal concerns. Brookline played an active role in this process by advocating for a change in the basis for measuring the rate of progress toward the 10% affordability goal as well as including affordable units serving households between 80% and 100% of area median income in the 40B subsidized housing inventory. The Housing Advisory Board stays abreast of proposed changes in the legislation, advocating for changes that take into consideration the challenges of developing new affordable housing in costly, built-up communities like Brookline.

Lead Department/Board/Commission:
Planning & Community Development
Board of Selectmen
Housing Advisory Board

Estimated Funding/Source:
Staff time (in house effort)

(Action is taken from page 60)

REPAIR AND REOPEN CARLTON STREET FOOTBRIDGE

In Progress (Estimated completion: 2007)

TRANSPORTATION AND MOBILITY



The Town is working with the MBTA and other parties to restore and reopen the Carlton Street Footbridge as part of the Muddy River restoration project. DPW plans to seek outside funding for this project through the Transportation Enhancement Program under the auspices of MassHighway. The Town would be responsible for a 10% match under this funding mechanism.

Lead Department/Board/Commission:
DPW (Engineering & Transportation)
Board of Selectmen

Estimated Funding/Source:
\$990,000 (CIP/Federal Funds)

(Action is taken from page 143)

3

SHORT-TERM ACTIONS

SHORT TERM ACTIONS

This section lists the strategies from the Comprehensive Plan that will begin in the next two fiscal years (FY 2006-2007.) They are divided into major categories. These categories generally correspond to the Key Elements from the Comprehensive Plan:

- A. Planning for Coolidge Corner
- B. Planning for Route Nine
- C. Affordable Housing
- D. Transportation Planning
- E. Green Brookline

LEGEND

Each item can be read as follows:

SAMPLE STRATEGY

Expected Timeframe

ILLUSTRATIVE IMAGE

This image is a visual representation of the strategy described at upper right and in the page(s) of the Comprehensive Plan listed below right.

ELEMENTS OF THE PLAN WHERE THE STRATEGY IS REFERENCED

Lead Department/Board/Commission:

This section lists the parties that will take the lead on implementation of the strategy.

Estimated Funding/Source:

This section lists the funds that are expected to be required to implement the strategy and where those funds might come from.

This area provides a description of the strategy from the Comprehensive Plan and how it will be implemented in the next two fiscal years.

For a full description of the strategy, see the page(s) of the Comprehensive Plan referenced below.

ADDITIONAL ILLUSTRATIVE IMAGE

This image is another visual representation of the strategy described at upper right and in the page(s) of the Comprehensive Plan listed below right.

(Page(s) where the strategy is referenced in the Comprehensive Plan)

These actions are all generally related to planning efforts in Coolidge Corner, and are centered on the development of a **district plan for Coolidge Corner**. There are many other actions listed in the Comprehensive Plan that are intended to be part of the Coolidge Corner district planning effort- those efforts are not listed in this document but will be completed as part of the district plan.

DEVELOP A DISTRICT PLAN FOR COOLIDGE CORNER

SHORT TERM (ESTIMATED COMPLETION: 2007)

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NEIGHBORHOODS AND DISTRICTS

LAND USE AND HOUSING

Lead Department/Board/Commission:
Board of Selectmen

Estimated Funding/Source:
Staff time (in house effort)

One of the primary recommendations of the Comprehensive Plan is the development of “district plans” for three of the largest centers in Town—Chestnut Hill, Coolidge Corner and Brookline Village. These district plans are site-specific outlines for how these parts of the town should meet the Town-wide goals of the Comprehensive Plan, and will include an examination of land use, housing, commercial development, transportation, historic preservation, and open space protection.

The consensus among members of the Comprehensive Plan Committee and members of the public is that Coolidge Corner is experiencing a high level of development pressure. For this reason, the Coolidge Corner district plan will be developed in the short term.

Work on the Coolidge Corner district plan will begin in the spring of 2005, with the creation of a steering committee. Town staff will develop a white paper of current conditions and issues facing Coolidge Corner for presentation to the steering committee. A work scope and a set of goals for the plan will be created by the steering committee and development on elements of the plan will commence in the summer of 2005.



(Action is taken from pages 31 & 115)

CONSIDER FEASIBILITY OF ESTABLISHING A
BUSINESS IMPROVEMENT DISTRICT IN COOLIDGE CORNER
SHORT TERM (ESTIMATED COMPLETION: 2006)

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ECONOMIC DEVELOPMENT

Lead Department/Board/Commission:
Economic Development Advisory Board

Estimated Funding/Source:
Staff time (in house effort)

The Economic Development Advisory Board will consider the feasibility of establishing a Business Improvement District (BID) to provide for maintenance, programming, and other business services in the Coolidge Corner area. A BID would charge local businesses a periodic amount and, in return, provide services that improve the attractiveness of the business district for existing and new customers and for local residents. It could also be used to help fund special events. This consideration will be coordinated with the Coolidge Corner district plan process.



(Action is taken from page 131)

PLANNING AND MANAGING THE CHALLENGES AND OPPORTUNITIES ASSOCIATED WITH GROWTH WITHIN AND OUTSIDE THE LONGWOOD MEDICAL AND ACADEMIC AREA (LMA)
SHORT TERM (ESTIMATED COMPLETION: 2006)

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NEIGHBORHOODS AND DISTRICTS

During FY2005 and 2006, the Department of Planning and Community Development, in cooperation with other Town agencies, neighborhood residents, Town Meeting Members and Brookline boards and commissions, will initiate a multi-phased process that will establish an understanding of the current state of the LMA, including permitted and planned growth and investment; define the current and potential issues and opportunities facing Brookline and its neighborhoods; prepare an issues and opportunities report for review with the City and LMA; define priority issues, such as traffic and parking management, that the Town, City and LMA can begin to address together; and establish a Brookline planning agenda that will influence and guide planning and investment in Brookline and Boston.

Lead Department/Board/Commission:

Board of Selectmen
Planning & Community Development
Planning Board

Estimated Funding/Source:

Staff time (in house effort)

Short and long term growth around the LMA presents an important joint planning challenge and opportunity for the Town of Brookline and the City of Boston. Over \$1 billion dollars of research, educational and medical investment have and will continue to transform the LMA into a city within a city. This unprecedented investment is producing millions of square feet of permitted and proposed institutional and related growth.

This combination of investment and growth will require that the City of Boston, Boston Redevelopment Authority (BRA), MASCO and other stakeholders, including the Town of Brookline, begin the process of developing a formal communication, management and planning strategy for the LMA. The BRA has initiated the first phase of such an effort through the establishment of interim guidelines for future growth. During FY2006, the BRA may initiate a formal LMA planning effort that will shape the future growth of the LMA and private and public investment decisions around the LMA.

These strategies are all connected to planning and development along Route Nine, and are closely connected to the Key Element for Route Nine. The Route Nine Plan envisioned in the Comprehensive Plan will be a multi-year, phased project that will begin in 2005-2006 and continue on for several years. It will incorporate other efforts outlined in the Comprehensive Plan. In the medium-term timeframe it is anticipated that the district plans recommended for Chesnut Hill and Brookline Village will be part of the planning efforts for Route Nine. In the short-term, however, the focus will be on **developing and implementing standards for the streetscape and other public areas.**

DEVELOP ROUTE NINE PLAN

SHORT TERM ((ESTIMATED COMPLETION: 2006 FOR INITIAL PHASE))

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ROUTE NINE

ECONOMIC DEVELOPMENT

TRANSPORTATION AND MOBILITY

Lead Department/Board/Commission:
Planning & Community Development
Economic Development
DPW (Engineering & Transportation)

Estimated Funding/Source:
\$250,000 (Transportation Bond/Other)

The Comprehensive Plan recommends the Town work with state government, regional organizations, Newton, and Boston to create a regional transportation improvement and planned growth plan for Route Nine east of I-95—the Route Nine Plan. This plan would:

- Assess the overall capacity of the corridor to support longterm growth in Boston, Brookline and Newton.
- Encourage alternative modes of travel.
- Assess the impacts of regional growth on the functioning of Route Nine.
- Gather data on current Route Nine deficiencies within Brookline to be addressed through a regional study.
- Work with state government to incorporate urban design and open space improvements as integral elements of the Route Nine Plan.

In the next two years, the Town will be initiating work on this Plan. Due to its size and scope, the Town will take a phased approach to the Plan. In the initial phases, the Town will develop a “Public Realm” plan for Route Nine that outlines improvements needed to the sidewalks, pedestrian crossing, and visual appearance of the roadway. These improvements would then be taken to the state for construction with funding from the the 2004 Transportation Bond bill and to private developers for construction. The Town is also working with the Boston Region Metropolitan Planning Organization for funding for continued analysis of the transportation infrastructure of Route Nine for possible improvements.

(Action is taken from pages 70, 129 & 139)

CREATE GATEWAY EAST

SHORT TERM (ESTIMATED COMPLETION: 2006)



ROUTE NINE

Lead Department/Board/Commission:

Planning & Community Development
DPW (Engineering & Transportation)
DPW (Parks & Open Space)
Economic Development

Estimated Funding/Source:

\$350,000 (CIP/Private)

The Comprehensive Plan recommends the development of “Gateway East”—an attractive new gateway to the town at Brookline Village and Cypress Street. Some of the goals in the Plan for this areas are to:

- Create a visual gateway to the Town of Brookline at the Boston line with a signature new open space combined with new mixed-use projects.
- Improve pedestrian and bicycle connections
- Promote redevelopment of key parcels adjacent to Cypress Street.
- Redesign the streetscape with new lighting and street trees.
- Advance planned development of 2 Brookline Place

In the next two years the Town will begin this effort with the development of a “Public Realm” plan for Route Nine that will further develop the concepts outlined for Gateway East in the Plan through the creation of a set of public improvements that will help set a tone for development in this area.



(Action is taken from pages 71)

CREATE GATEWAY WEST

SHORT TERM (ESTIMATED COMPLETION: 2007)

ROUTE NINE

The Comprehensive Plan recommends the development of “Gateway West” attractive new gateway to the town at Chestnut Hill. Some of the goals in the Plan for this areas are to:

- Work with the state to accomplish significant improvement in pedestrian character and safety; widen sidewalks; consider an adjustment to the right-of-way alignment to create an enhanced pedestrian environment.
- Consider options to improve vehicular operations at Hammond Street.
- Strengthen the character of the Route Nine/Hammond Street intersection through streetscape improvements and planned development.
- Prepare a plan for residential and commercial development that adds to the strength of the village as a community center.
- Improve pedestrian connections across Route Nine & links to open spaces.
- Work with the City of Newton to coordinate city and town plans for the Chestnut Hill area and Route Nine.

Lead Department/Board/Commission:

Planning & Community Development
DPW (Engineering & Transportation)
DPW (Parks & Open Space)
Economic Development

Estimated Funding/Source:

\$500,000 (Transportation Bond)

In the next two years the Town will begin this effort with the development of a “Public Realm” plan for Route Nine that will further develop the concepts outlined for Gateway West in the Plan through the creation of a set of public improvements that will help set a tone for development in this area. These improvements could be construction with funds from the Transportation Bond bill or from private developers.



(Action is taken from pages 71)

REVISE ZONING ALONG ROUTE NINE IN CHESTNUT HILL
SHORT TERM (ESTIMATED COMPLETION: 2007)

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ROUTE NINE

ECONOMIC DEVELOPMENT

Lead Department/Board/Commission:
Planning & Community Development
Planning Board
Economic Development
Economic Development Advisory Board

Estimated Funding/Source:
Staff time (in house effort)



As part of the various planning efforts along Route Nine, the zoning in Chestnut Hill will be explored to see if changes are appropriate. Zoning in Chestnut Hill will be revised as needed to further the goals of improving the appearance and function of the commercial district and to protect the residential areas of Chestnut Hill from inappropriate development.

(Action is taken from pages 70, 71 & 128)

3C AFFORDABLE HOUSING

These actions are all closely linked to the Affordable Housing Key Element of the Comprehensive Plan. The Town has set a goal of producing **25 units of new affordable housing a year** as part of a strategy to remain proactive in the development and retention of affordable housing units. At the same time, federal sources of funding through the Community Development Block Grant and HOME programs are threatened with elimination or significant cutbacks. In the next two years, priority will be placed on securing adequate funding and regulatory tools for production of new affordable units while developing strategies to retain existing units.

As explained in the Introduction and Overview, strategies from the Comprehensive Plan that do not have specific actions associated with them are not listed in the Action Plan. Many of the Town's strategies with respect to affordable housing fit this description. These strategies are part of ongoing programs—such as the Town's inclusionary housing bylaw— or are driven by opportunities that may occur quickly. It is important to note that the Town's affordable housing programs include many efforts that are therefore not listed in the Action Plan.

PRODUCE 25 NEW AFFORDABLE UNITS A YEAR

SHORT TERM (ESTIMATED COMPLETION: 2005 FOR 25 UNITS)

.....

AFFORDABLE HOUSING



Lead Department/Board/Commission:

Planning & Community Development
Housing Advisory Board

Estimated Funding/Source:

Varies (CDBG/HOME/Trust Fund/Other)

The Comprehensive Plan sets forth a goal of producing 25 new affordable units a year. While not strictly a strategy- since other strategies are set forth in the Plan for achieving this goal- it is an important effort that needs to be reiterated in this Action Plan. The production of 25 new affordable units a year will more than double the production rate from the past 10 years, and will require a coordinated effort of planning, financing, and implementation. This production level will be made more difficult if federal sources such as CDBG and HOME are reduced or eliminated.

(Action is taken from page 46)

PURSUE ALTERNATIVE BROOKLINE-BASED PROGRAMS FOR FUNDING OF AFFORDABLE HOUSING

SHORT TERM (ESTIMATED COMPLETION: 2007)

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AFFORDABLE HOUSING

Lead Department/Board/Commission:
Housing Advisory Board

Estimated Funding/Source:
Staff time (in house effort)

At the Town Meeting of Fall 2002, Town Meeting members voted not to place the Community Preservation Act (CPA) on the ballot for a town-wide vote. The CPA allows municipalities to leverage dedicated funds for affordable housing, open space and historic preservation via a surcharge on local residential properties.

The Town will explore other options to increase local sources for affordable housing. One such option would be a fee charged upon the conversion of rental apartments into market rate condominiums. Over the past 8 years, more than 1,000 rental units have been converted to condominiums while fewer than 100 new rental apartments have been created. Funds from this fee could be dedicated to help replenish the rental housing stock in the form of permanently affordable units.

The Town will also continue to contribute a percentage of excess free cash into the Housing Trust, and explore other options.

(Action is taken from page 59)

INCLUDE AFFORDABLE HOUSING IN THE PUBLIC BENEFITS
SECTIONS OF THE ZONING BYLAW

SHORT TERM (ESTIMATED COMPLETION: 2007)

AFFORDABLE HOUSING

Section 5.21 of the zoning by-law permits an increase in floor area ratio of new developments which provide a range of public benefits such as public parking, public open space, improved

pedestrian walkways, preservation of historic structures, and affordable housing. In the next two years, the Planning Board and Housing Advisory Board will begin work on possible amendments to the zoning by-law to strengthen affordable housing as a public benefit under Section 5.21. The Town will also explore the option to amend Section 5.21 to include lots of less than 20,000 square feet as well as those currently with maximum FAR requirements of less than 1.5. In addition, the Town will review the bylaw for other incentives to build affordable housing, including relief on height, dimensional and parking requirements, as appropriate to particular zoning districts and neighborhood contexts.

Lead Department/Board/Commission:

Planning & Community Development
Planning Board
Housing Advisory Board

Estimated Funding/Source:

Staff time (in house effort)

(Action is taken from page 57)

CREATE PLANNED DEVELOPMENT DISTRICTS AS ZONING OVERLAYS FOR INSTITUTIONAL PROPERTIES

SHORT TERM (ESTIMATED COMPLETION: 2007)

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AFFORDABLE HOUSING

*NATURAL RESOURCES, OPEN SPACE,
PARKS & RECREATION*

LAND USE AND HOUSING

Lead Department/Board/Commission:
Planning & Community Development
Planning Board

Estimated Funding/Source:
Staff time (in house effort)

The Planning and Community Development Department will begin the process of evaluating sites for possible Planned Development District (PDD) designations and drafting a model PDD by-law that could then be tailored to specific sites in upcoming years. This effort will also involve further defining the PDD concept and how it might be used to accomplish the goals of the Comprehensive Plan.

PDD overlays should be established as a special permit process for large parcels of conservation interest. Most PDD overlays would be on land owned by institutions. The PDD process would provide an additional level of flexibility to master plan these parcels by special permit. At the same time, the PDD would require an additional level of review on the part of the Town. The PDD by-law would include a series of standards and guidelines to be met in the areas of site planning, open space, affordable housing, building type, parking, and so on, while allowing for sensitive and innovative design of the site to accommodate a variety of uses and activities.



(Action is taken from page 58, 95, 112 & 116)

EXPLORE USE OF CHAPTER 40R

SHORT TERM (ESTIMATED COMPLETION: 2007)

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AFFORDABLE HOUSING

Lead Department/Board/Commission:

Housing Advisory Board

Economic Development Advisory Board

Estimated Funding/Source:

Staff time (in house effort)

The Town will explore the possibility of creating overlay districts under Massachusetts General Laws chapter 40R. Such overlays would require that 20 percent of housing in the district be considered affordable. In return, the state would provide the Town with funds from the state to pay for services.

The interest of the Town in pursuing such overlay districts will be determined by the regulations that are drafted for this new law, neighborhood interest in such overlays, and if and how the law is amended in future legislative sessions.



(Action is taken from page 59)

DESIGNATE URBAN CENTER HOUSING DISTRICTS THAT QUALIFY FOR TAX INCREMENT FINANCING

SHORT TERM (ESTIMATED COMPLETION: 2007)

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AFFORDABLE HOUSING

Lead Department/Board/Commission:

Housing Advisory Board

Economic Development Advisory Board

Estimated Funding/Source:

Staff time (in house effort)

A state law passed in 2003 allowed municipalities to designate specific areas where they can grant property tax relief to developers of affordable and mixed-income housing for up to 20 years. Such tax relief could provide developers with the revenues needed to subsidize affordable units within their projects, beyond those required by the inclusionary zoning by-law. The Housing Advisory Board will explore pursuing this strategy as a way to support mixed-income housing development in specifically designated commercial areas.

This strategy will be explored along with other options which create specific districts that provide incentives for affordable housing development, such as affordable housing overlay districts in commercial areas and overlay districts under MGL Chapter 40R.

(Action is taken from page 59)

CONSIDER CREATION OF A STANDING HOUSING/OPEN SPACE/COMMERCIAL INTEREST TASK FORCE

SHORT TERM (ESTIMATED COMPLETION: 2006)

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AFFORDABLE HOUSING

*NATURAL RESOURCES, OPEN SPACE,
PARKS & RECREATION*

ECONOMIC DEVELOPMENT

Lead Department/Board/Commission:

Conservation Commission

Housing Advisory Board

Economic Development Advisory Board

Estimated Funding/Source:

Staff time (in house effort)



Members of the Conservation Commission, Housing Advisory Board and Economic Development Advisory Board have expressed interest in a joint committee which will enable the Town to respond in a more coordinated fashion to tradeoffs among these important but often competing public benefits. Planning discussions around specific sites and neighborhood districts - as well as institution of changes in the zoning code to enhance coordination - are likely first steps to be undertaken by this task force.

In the upcoming two years, these Board and Commissions will hold initial meetings of interested members to discuss - and develop a process for resolving - these issues. Whether these meetings will occur on an as-needed basis or as a formal committee will be determined as the process unfolds.

(Action is taken from pages 58, 99 & 130)

3D *TRANSPORTATION PLANNING*

The Comprehensive Plan recommends that the Town **enhance its overall transportation planning capacity** and increase attention to planning and design for **alternative modes** such as transit, bicycling and walking. In the next two years the Town will continue to do the transportation planning it does well, and also begin to coordinate development review and regional planning efforts with the transportation needs of its residents.

IMPROVE THE TOWN'S TRANSPORTATION PLANNING CAPACITY

SHORT TERM (ESTIMATED COMPLETION: 2006)

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TRANSPORTATION AND MOBILITY

There are many aspects of transportation planning the Town does well. These include design and implementation of roadway improvements, signalization projects, and parking management. However, there are aspects of transportation planning in the Town that need some improvement. These include the need to incorporate planning for alternative modes in design decisions; improving the coordination of various Town departments in the transportation impact analysis from development review; and working more closely with regional entities on regional transportation planning.

Lead Department/Board/Commission:
DPW (Engineering & Transportation)
Planning & Community Development
Transportation Board
Planning Board

Estimated Funding/Source:
Staff time (in house effort)

In the next two years, the Town will develop methods for institutionalizing these planning needs, both through strategies that are already recommended, and through the development of new techniques for increasing these efforts. The Town has already made some progress on these issues through an increased relationship with the Boston Region Metropolitan Planning Organization and through its work on the Urban Ring project.



(Action is taken from page 141)

REVISE TRANSPORTATION STUDIES SECTION OF TOWN BYLAW
SHORT TERM (ESTIMATED COMPLETION: 2006)

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TRANSPORTATION AND MOBILITY

Lead Department/Board/Commission:
DPW (Engineering & Transportation)
Transportation Board
Planning Board

Estimated Funding/Source:
Staff time (in house effort)

The requirements for transportation studies as part of the Town's Zoning By-law are over a decade old. In the past ten years, the state of the art and the standards for conducting transportation studies have changed considerably. These studies now look at a wider variety of transportation options, including managing the need for travel at all through the use of alternatives such as telecommuting. They also look at issues of access and circulation. In the next two years, the Town will draft revised requirements for transportation studies to include a full consideration of automotive traffic, parking, pedestrian and bicycle issues, access and egress, and other aspects that are standard in the consideration of transportation impacts of development proposals.

(Action is taken from page 138)

SEEK TRANSPORTATION BOARD REVIEW OF CURRENT PARK- ING STRATEGIES AND NEEDS

SHORT TERM (ESTIMATED COMPLETION: 2007)

.....

TRANSPORTATION AND MOBILITY

The Transportation Board will review these strategies and needs, which will also be examined in certain districts through the district planning process, and will also evaluate methods for meeting these needs.

Lead Department/Board/Commission:

Transportation Board
DPW (Engineering & Transportation)

Estimated Funding/Source:

Staff time (in house effort)



(Action is taken from page 141)

REQUIRE TRANSPORTATION DEMAND MANAGEMENT
PROGRAMS AS PART OF LARGE COMMERCIAL DEVELOPMENTS
SHORT TERM (ESTIMATED COMPLETION: 2006)

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TRANSPORTATION AND MOBILITY

Lead Department/Board/Commission:

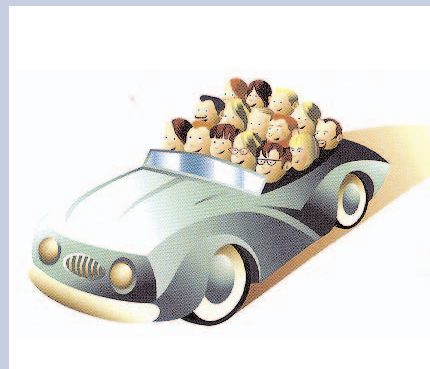
Planning & Community Development
Planning Board
Transportation Board

Estimated Funding/Source:

Staff time (in house effort)

A Zoning By-law amendment requiring that large commercial projects reduce their traffic impacts by implementing Transportation Demand Management (TDM) plans will be analyzed. These TDM programs should include actions like the following:

- flex time
- discounted T-passes
- bicycle parking and showers for bicycle commuters
- car pooling and guaranteed ride home programs through MassRides or a similar organization
- telecommuting
- parking space for shared cars (such as Zip Car)



(Action is taken from page 138)

Brookline residents want a green Brookline, both in terms of the use of resources and in terms of the quality and amount of its open spaces. The actions listed below are related to work on maintaining, enhancing and improving the sustainability of the community and its open spaces. The Parks and Open Space Division of the Department of Public Works, along with the Conservation Commission and outside groups such as the Brookline Greenspace Alliance, will be taking the lead on most of these actions. However, other Department of Public Works divisions and the Department of Planning and Community Development will be involved in some of these actions as well.

CONSIDER SANCTUARY BUFFER BY-LAW
SHORT TERM (ESTIMATED COMPLETION: 2007)

.....
*NATURAL RESOURCES, OPEN SPACE,
PARKS AND RECREATION*

Lead Department/Board/Commission:
Planning & Community Development
Conservation Commission

Estimated Funding/Source:
Staff time (in house effort)

The Town will consider the development and implementation of either a Sanctuary Buffer Bylaw or changes to the building setbacks in the Zoning Bylaw near Town Sanctuaries. The intent is to minimize the adverse impact on the natural systems within the Conservation Sanctuary and to enhance the experience of the visitors to these Sanctuaries.



(Action is taken from page 90)

PROMOTE FORMATION OF MORE "FRIENDS" GROUPS

SHORT TERM (ESTIMATED COMPLETION: 2007)

.....

*NATURAL RESOURCES, OPEN SPACE,
PARKS AND RECREATION*

Lead Department/Board/Commission:

DPW (Parks & Open Space)

Estimated Funding/Source:

Staff time (in house effort)

The Parks and Open Space Division is will work with the Brookline Greenspace Alliance to support the formation of more park and open space "friends" groups. Most park friends groups are started by a small group of dedicated people in the neighborhood. Sometimes groups are started because they want to do something about the condition of their park, or there is a threat to the park of some kind. But park groups can also start as a way to celebrate the park. Holding an event that develops appreciation for our open space, planting bulbs or flowers, or utilizing the park as a way to develop closer ties in your neighborhood can be just as important. Over time, park friends groups become important allies for their parks, and can make the difference between parks that thrive, or parks that merely survive.

(Action is taken from page 90)

REVIEW SETBACK REQUIREMENTS ADJACENT TO SANCTUARIES

SHORT TERM (ESTIMATED COMPLETION: 2007)

.....
NATURAL RESOURCES, OPEN SPACE, PARKS AND RECREATION

Lead Department/Board/Commission:

DPW (Parks & Open Space)
Planning & Community Development
Planning Board
Conservation Commission

Estimated Funding/Source:

Staff time (in house effort)

The Town will consider the development and implementation of either a Sanctuary Buffer Bylaw or changes to the building setbacks in the Zoning Bylaw near Town Sanctuaries. The intent is to minimize the adverse impact on the natural systems within the Conservation Sanctuary and to enhance the experience of the visitors to these Sanctuaries.



(Action is taken from page 96)

ADVANCE RELOCATION OF THE DPW FACILITY LOCATED
AT THE TOWN RESERVOIR

SHORT TERM (ESTIMATED COMPLETION: 2007)

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*TOWN, SCHOOL AND CULTURAL
FACILITIES*

Lead Department/Board/Commission:

DPW (Engineering & Transportation)

DPW (Parks & Open Space)

Estimated Funding/Source:

TBD (TBD)

As part of the sale of the town and state reservoirs at Fisher Hill for development into affordable housing, market rate housing, and active park space with ball fields, the relocation of the existing Department of Public Works facility at that location may have to occur. The cost of that relocation, an alternative site for that facility, and other details will have to be resolved as this project progresses. A likely source of needed funds for the relocation will be from the sale of the Town reservoir.

(Action is taken from pages 149

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ALL ACTIONS

ALL ACTIONS

This section outlines all of the strategies from the Brookline Comprehensive Plan that require time-specific actions from Town Departments, Board and/or Commissions. Many other strategies are outlined in the Comprehensive Plan as well- these additional strategies are ongoing efforts that will not require programming as part of a work plan for a Department, Board or Commission. For the sake of keeping this document focused, these other strategies are not listed in the Action Plan- however, they remain important parts of the overall implementation of the Comprehensive Plan.

The strategies listed below are categorized into general areas also used in the Comprehensive Plan - Regulatory, Planning & Management, Financial, Design & Physical. These categories are provided for organizational purposes and do not definitively assign responsibility to certain parties.

Strategies that are listed above as “Completed”, “In Progress,” “Short Term” or “Medium Term” are listed below, as are strategies that are anticipated to be undertaken after these time frames. As time passes and strategies are completed, strategies from this list will be moved into “Short Term” and assigned responsible parties, possible funding, and so forth. At this point, it is premature to make such determinations. For each strategy listed below, an element of the Comprehensive Plan and page references are provided for those who are interested in more information.

Regulatory	Elements	Pages	Timeframe
Adopt bylaw standardizing placement and maintenance of news racks	<i>Economic Development</i>	p. 128	In Progress
Adopt local wetlands bylaw	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 92	In Progress
Consider adopting MGL c. 44 s. 53G	<i>Transportation and Mobility</i>	p. 141 & 142	
Consider allowing vegetated parking areas that can support vehicles in developments whose parking requirements are lower than required	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 91	Medium Term
Consider pursuing additional conservation restrictions on important historic sites	<i>Historic Resources</i>	p. 78	
Consider rezoning of DPW Service Center to a new Municipal Service category	<i>Town, School & Cultural Facilities</i>	p. 150	
Consider sanctuary buffer zone bylaw	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 90	Short Term
Consider use of Neighborhood Conservation Districts	<i>Historic Resources</i>	p. 78	In Progress
Create an Open Space zoning district	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 94	Medium Term
Create Greenway buffer zone on designated roads	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 94	
Create incentives for adaptive reuse of historic buildings through zoning amendments	<i>Historic Resources</i>	p. 79	Medium Term
Create Planned Development Districts as zoning overlays for institutional properties	<i>Affordable Housing Land Use & Housing Natural Resources, Open Space, Parks & Recreation</i>	p. 58, 95, 112 & 116	Short Term
Designate UCH-TIF districts	<i>Affordable Housing</i>	p. 59	Short Term
Establish Greenway/Open Space cluster zoning as of right in large lot residential zones	<i>Affordable Housing Land Use & Housing Natural Resources, Open Space, Parks & Recreation</i>	p. 58, 92, 112 & 116	Medium Term
Establish targeted affordable housing overlay districts in commercial areas	<i>Affordable Housing</i>	p. 58	
Evaluate inclusion of heritage trees, landscape elements, and other structures as part of their designation of historic resources	<i>Historic Resources</i>	p. 79	Medium Term
Evaluate lot coverage maximums	<i>Natural Resources, Open Space, Parks & Recreation Land Use & Housing</i>	p. 96 & 114	Medium Term
Evaluate potential of landmarks bylaw	<i>Historic Resources</i>	p. 78	
Explore development of Transit Oriented Development districts	<i>Transportation and Mobility</i>	p. 138	Medium Term
Explore potential for Parking Districts in Coolidge Corner and Brookline Village	<i>Transportation and Mobility</i>	p. 138	
Explore use of Chapter 40R	<i>Affordable Housing</i>	p. 59	Short Term
Explore zoning amendment requiring fiscal impact statements for residential developments over six units	<i>Town, School & Cultural Facilities</i>	p. 152	

Regulatory	Elements	Pages	Timeframe
Explore zoning incentives to support development of mixed-use infill in commercial areas	<i>Economic Development</i>	p. 128 & 129	
Identify and certify vernal pools	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 91	In Progress
Include affordable housing in the Public Benefits sections of the Zoning Bylaw	<i>Affordable Housing</i>	p. 59	Short Term
Include considerations of permeability, infiltration of stormwater, and nonpoint source pollution in zoning revisions	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 90	Medium Term
Include promotion of green building standards in development review	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 90	Medium Term
Incorporate new bicycle parking facilities in development projects	<i>Transportation and Mobility</i>	p. 139	
Investigate Transfer of Development Rights	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 97 & 117	Medium Term
Make demolition delay bylaw more effective	<i>Historic Resources</i>	p. 78	In Progress
Permit multi-family housing in commercial districts	<i>Land Use and Housing</i>	p. 112	
Recommend reforms to Approval Not Required language in state law	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 97	Medium Term
Reconsider Heritage Tree Bylaw	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 93	In Progress
Require Transportation Demand Management programs as part of large commercial developments	<i>Transportation and Mobility</i>	p. 138	Short Term
Review and revise parking standards for commercial districts	<i>Transportation and Mobility</i>	p. 139	
Review public benefits sections of zoning bylaw with respect to open space benefits	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 96	Medium Term
Review requirements for open space and off-street parking requirements in Zoning Bylaw	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 96	Medium Term
Review requirements for open space in the dimensional requirements of the Zoning Bylaw	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 91	Medium Term
Review setback requirements adjacent to sanctuaries	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 96	Short Term
Review zoning bylaw for unnecessary nonconformity conditions	<i>Land Use and Housing</i>	p. 114	
Review zoning in parts of Town where existing land use does not match	<i>Land Use and Housing</i>	p. 112	Medium Term
Revise transportation studies section of Town Bylaw	<i>Transportation and Mobility</i>	p. 138	Short Term
Revise zoning along Route Nine in Chestnut Hill	<i>Route Nine Economic Development</i>	p. 70, 71 & 128	Short Term
Revise zoning at Brookline Place	<i>Economic Development</i>	p. 128	Completed

Regulatory	Elements	Pages	Timeframe
Revise zoning to establish limits on development of residential use on the ground floor in commercial districts	<i>Economic Development</i>	p. 128	Completed
Revise zoning to require special permits for the development of retail/restaurants over 10,000 square feet in G districts	<i>Economic Development</i>	p. 128	Completed
Seeks amendments to Chapter 40B that take into consideration the accomplishments and challenges of Brookline	<i>Affordable Housing</i>	p. 60	In Progress

Planning & Management	Elements	Pages	Timeframe
Adopt a Town conservation-restriction program	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 90	Medium Term
Advance relocation and improvement of the DPW facility located at the Town reservoir	<i>Town, School & Cultural Facilities</i>	p. 149	
Assess opportunities for air rights development along Massachusetts Turnpike	<i>Economic Development</i>	p. 129	
Assess potential need for enhanced or expanded facilities and programs at the Senior Center	<i>Town, School & Cultural Facilities</i>	p. 150	
Consider creation of a standing housing/open space/commercial interest task force	<i>Affordable Housing</i> <i>Natural Resources, Open Space, Parks & Recreation</i>	p. 58, 99 & 130	Short Term
Consider feasibility of establishing a Business Improvement District in Coolidge Corner	<i>Economic Development</i>	p. 131	Short Term
Consider Inner West Transportation Study	<i>Transportation and Mobility</i>	p. 140	
Consider Town involvement in creation of a Transportation Management Association	<i>Transportation and Mobility</i>	p. 141	
Convert existing market rate units into affordable units	<i>Affordable Housing</i>	p. 56	In Progress
Create a formal referral process from the Building Department to the Economic Development Office	<i>Economic Development</i>	p. 129	
Create a Street Tree Master Plan	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 90	In Progress
Create an office tenant recruitment plan to bring more daytime employees to commercial areas	<i>Economic Development</i>	p. 130	
Create and distribute educational materials on historic resources	<i>Historic Resources</i>	p. 79	
Create Brookline Heritage Greenway Trail	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 99 & 100	
Create District Plans for Coolidge Corner, Brookline Village and Chestnut Hill	<i>Neighborhood and Districts</i> <i>Land Use & Housing</i>	p. 31 & 115	Short Term

Planning & Management	Elements	Pages	Timeframe
Design and implement town-wide signage program for parking	<i>Economic Development</i>	p. 133 & 142	
Develop a strategic plan for programs and services for seniors	<i>Town, School & Cultural Facilities</i>	p. 150	
Develop a system for preserving historic documents and materials	<i>Historic Resources</i>	p. 80	
Develop and disseminate trail maps, including maps for the proposed Heritage Greenway Trail	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 98	In Progress
Develop long-term plan for burying utilities	<i>Historic Resources</i> <i>Economic Development</i>	p. 80, 131 & 149	In Progress
Develop long-term plan to fund art in public spaces	<i>Town, School & Cultural Facilities</i>	p. 148	
Develop a Planned Production Plan for affordable housing production	<i>Affordable Housing</i>	p. 46	In Progress
Develop Route Nine Plan	<i>Route Nine</i> <i>Economic Development</i>	p. 70, 129 & 139	Short Term
Evaluate feasibility of program to promote creation of affordable accessory units	<i>Affordable Housing</i>	p. 56	
Evaluate potential uses of the Old Lincoln School	<i>Town, School & Cultural Facilities</i>	p. 149	
Examine incentives for office development in Brookline Village and Coolidge Corner	<i>Economic Development</i>	p. 128	In Progress
Explore partnerships with institutions in the Longwood Medical and Academic Area to finance creation of affordable units in existing or new housing	<i>Affordable Housing</i>	p. 59	Medium Term
Improve the Town's transportation planning capacity	<i>Transportation and Mobility</i>	p. 141	Short Term
Include boards and commissions with planning and regulatory responsibilities in a system of coordination for development review	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 99	Short Term
Increase procurement of environmentally friendly products	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 91	
Prepare a list of at-risk Town-owned buildings	<i>Historic Resources</i>	p. 80	
Prepare a market study and marketing plan for retail and service business recruitment	<i>Economic Development</i>	p. 130	Medium Term
Prepare bicycle/pedestrian master plan	<i>Transportation and Mobility</i>	p. 140	
Prepare feasibility study for fitness center	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 102	Medium Term
Prepare feasibility study for outdoor pool	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 102	Medium Term
Prepare Parks and Recreation facilities master plan	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 102	In Progress
Preserve existing affordable units	<i>Affordable Housing</i>	p. 56	In Progress
Produce 25 new affordable units a year	<i>Affordable Housing</i>	p. 46	Short Term

Planning & Management	Elements	Pages	Timeframe
Promote & disseminate information on permeable alternatives to asphalt for parking	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 91	In Progress
Promote formation of more “friends” groups	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 90	Short Term
Promote municipal purchase of renewable energy through consortia of towns	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 91	Medium Term
Seek Transportation Board review of current parking strategies and needs	<i>Transportation and Mobility</i>	p. 141	Short Term
Study need for artists live/work space	<i>Town, School & Cultural Facilities</i>	p. 150	
Update Open Space Plan	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 99	In Progress
Use Town or other publicly owned land as potential sites for affordable housing	<i>Affordable Housing</i>	p. 57	In Progress
Work with the MBTA to achieve peak-period capacity improvements on Green Line services	<i>Transportation and Mobility</i>	p. 140	

Financial	Elements	Pages	Timeframe
Actively fund Open Space Trust Fund	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 97	Medium Term
Develop a long-term plan to provide sustained funding for public art through the CIP	<i>Town, School and Cultural Facilities</i>	p. 150	
Develop criteria for use of CDBG funds to assist rehabilitation of historic buildings	<i>Historic Resources</i>	p. 80	
Increase funding for affordable housing through a formula in the Capital Improvement Program and by an increased allocation of CDBG funds	<i>Affordable Housing</i>	p. 59	Completed
Increase procurement of environmentally friendly products	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 91	Medium Term
Pursue alternative local funding programs	<i>Affordable Housing</i>	p. 59	Short Term
Seek grants and other support for the continued inventory of historic buildings and sites	<i>Historic Resources</i>	p. 80	
Seek partnerships with private groups and consider fee-based services to promote education about historic resources	<i>Historic Resources</i>	p. 80	
Utilize tax title laws for development of affordable housing	<i>Affordable Housing</i>	p. 59	
Work with “friends groups” to raise funds for improvements and protection	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 98	In Progress

Design & Physical	Elements	Pages	Timeframe
Address traffic calming needs	<i>Transportation and Mobility</i>	p. 142	In Progress
Advance Health Department renovations	<i>Town, School & Cultural Facilities</i>	p. 152	In Progress
Advance improvements to Devotion School and Runkle School and universal access to all schools	<i>Town, School & Cultural Facilities</i>	p. 151	
Advance Town Hall renovations	<i>Town, School & Cultural Facilities</i>	p. 152	In Progress
Analyze, improve, and repair the storm drain system.	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 91	In Progress
Assess need to expand services at Senior Center	<i>Town, School & Cultural Facilities</i>	p. 150	
Consider a public art program in public works projects	<i>Economic Development</i>	p. 131	
Consider telecommunication leases on Town-owned property	<i>Town, School & Cultural Facilities</i>	p. 149	In Progress
Create Gateway East	<i>Route Nine</i>	p. 71	Short Term
Create Gateway West	<i>Route Nine</i>	p. 71	Short Term
Develop a program to make sure public signage is compatible with local historic districts	<i>Historic Resources</i>	p. 80	
Enhance the attractiveness of business areas through beautification program	<i>Economic Development</i>	p. 131	
Evaluate the feasibility of reducing the number of lanes on certain streets	<i>Transportation and Mobility</i>	p. 142	
Identify location for Building Maintenance Facility	<i>Town, School & Cultural Facilities</i>	p. 150	
Identify location for Parks and Open Space Office and maintenance facility	<i>Town, School & Cultural Facilities</i>	p. 150	Medium Term
Maintain and improve commercial area open spaces through implementation of Commercial Areas Streetscape Master Plan	<i>Natural Resources, Open Space, Parks & Recreation, Economic Development Town, School & Cultural Facilities</i>	p. 100, 131 & 149	In Progress
Organize a collaborative process including the Preservation Commission, Conservation Commission, and private groups to develop a Brookline Greenway Heritage Trail	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 102	Medium Term
Purchase replacement street lighting in selected locations	<i>Transportation and Mobility</i>	p. 142	
Repair and reopen Carlton Street footbridge	<i>Transportation and Mobility</i>	p. 143	In Progress
Repair and restore Devotion House, Putterham School and Widow Harris House	<i>Historic Resources</i>	p. 80	
Restore and improve small green open spaces program	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 91	In Progress
Support programs for historic markers and plaques	<i>Historic Resources</i>	p. 79	In Progress

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ACTIONS BY RESPONSIBLE PARTY

Action	Elements	Pages	Timeframe	Responsible Party
Increase funding for affordable housing through a formula in the Capital Improvement Program and by an increased allocation of CDBG funds	<i>Affordable Housing</i>	p. 59	Completed	Board of Selectmen / Planning & Community Devt
Revise zoning at Brookline Place	<i>Economic Development</i>	p. 128	Completed	Planning & Community Devt / Economic Development / EDAB
Revise zoning to establish limits on development of residential use on the ground floor in commercial districts	<i>Economic Development</i>	p. 128	Completed	Planning & Community Devt / Planning Board
Revise zoning to require special permits for the development of retail/restaurants over 10,000 square feet in G districts	<i>Economic Development</i>	p. 128	Completed	Planning & Community Devt / Economic Development / Planning Board
Address traffic calming needs	<i>Transportation and Mobility</i>	p. 142	In Progress	Transportation Board / DPW
Adopt bylaw standardizing placement and maintenance of news racks	<i>Economic Development</i>	p. 128	In Progress	Economic Development / EDAB
Adopt local wetlands bylaw	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 92	In Progress	Conservation Commission / DPW (Parks & Open Space)
Advance Health Department renovations	<i>Town, School & Cultural Facilities</i>	p. 152	In Progress	Building Department
Advance Town Hall renovations	<i>Town, School & Cultural Facilities</i>	p. 152	In Progress	Building Department
Analyze, improve, and repair the storm drain system.	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 91	In Progress	DPW (Engineering & Transportation)
Consider telecommunication leases on Town-owned property	<i>Town, School & Cultural Facilities</i>	p. 149	In Progress	Board of Selectmen
Consider use of Neighborhood Conservation Districts	<i>Historic Resources</i>	p. 78	In Progress	Planning & Community Devt / Preservation Commission
Convert existing market rate units into affordable units	<i>Affordable Housing</i>	p. 56	In Progress	Planning & Community Devt / Housing Advisory Board
Create a Street Tree Master Plan	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 90	In Progress	Street Tree Planting Committee / DPW (Parks & Open Space)
Develop a Planned Production Plan for affordable housing production	<i>Affordable Housing</i>	p. 46	In Progress	Planning & Community Devt / Housing Advisory Board
Develop and disseminate trail maps, including maps for the proposed Heritage Greenway Trail	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 98	In Progress	DPW (Parks & Open Space)
Develop long-term plan for burying utilities	<i>Historic Resources</i> <i>Economic Development</i>	p. 80, 131 & 149	In Progress	Board of Selectmen
Examine incentives for office development in Brookline Village and Coolidge Corner	<i>Economic Development</i>	p. 128	In Progress	Economic Development / EDAB
Identify and certify vernal pools	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 91	In Progress	Conservation Commission
Maintain and improve commercial area open spaces through implementation of Commercial Areas Streetscape Master Plan	<i>Natural Resources, Open Space, Parks & Recreation</i> , <i>Economic Development</i> <i>Town, School & Cultural Facilities</i>	p. 100, 131 & 149	In Progress	EDAB/ Economic Development / Planning & Community Devt
Make demolition delay bylaw more effective	<i>Historic Resources</i>	p. 78	In Progress	Planning & Community Devt / Preservation Commission
Prepare Parks and Recreation facilities master plan	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 102	In Progress	Parks and Recreation Comm. / DPW (Parks& Open Space)

Action	Elements	Pages	Timeframe	Responsible Party
Preserve existing affordable units	Affordable Housing	p. 56	In Progress	Planning & Community Devt / Housing Advisory Board
Promote & disseminate information on permeable alternatives to asphalt for parking	Natural Resources, Open Space, Parks & Recreation	p. 91	In Progress	DPW (Parks & Open Space) / Planning & Community Devt
Reconsider Heritage Tree Bylaw	Natural Resources, Open Space, Parks & Recreation	p. 93	In Progress	Conservation Commission / DPW (Parks & Open Space)
Repair and reopen Carlton Street footbridge	Transportation and Mobility	p. 143	In Progress	Department of Public Works / Board of Selectmen
Restore and improve small green open spaces program	Natural Resources, Open Space, Parks & Recreation	p. 91	In Progress	DPW (Parks & Open Space)
Seeks amendments to Chapter 40B that take into consideration the accomplishments and challenges of Brookline	Affordable Housing	p. 60	In Progress	Planning & Community Devt / Board of Selectmen / Housing Advisory Board
Support programs for historic markers and plaques	Historic Resources	p. 79	In Progress	Planning & Community Devt / Preservation Commission
Update Open Space Plan	Natural Resources, Open Space, Parks & Recreation	p. 99	In Progress	DPW (Parks & Open Space) / Conservation Commission
Use Town or other publicly owned land as potential sites for affordable housing	Affordable Housing	p. 57	In Progress	Board of Selectmen / Planning & Community Devt
Work with "friends groups" to raise funds for improvements and protection	Natural Resources, Open Space, Parks & Recreation	p. 98	In Progress	DPW (Parks & Open Space) / Conservation Commission
Consider creation of a standing housing/open space/commercial interest task force	Affordable Housing Natural Resources, Open Space, Parks & Recreation	p. 58, 99 & 130	Short Term	Conservation Commission / Housing Advisory Board / EDAB
Consider feasibility of establishing a Business Improvement District in Coolidge Corner	Economic Development	p. 131	Short Term	EDAB
Consider sanctuary buffer zone bylaw	Natural Resources, Open Space, Parks & Recreation	p. 90	Short Term	Planning & Community Devt / Conservation Commission
Create District Plans for Coolidge Corner, Brookline Village and Chestnut Hill	Neighborhood and Districts Land Use & Housing	p. 31 & 115	Short Term	Board of Selectmen
Create Gateway East	Route Nine	p. 71	Short Term	Planning & Community Devt / DPW / Economic Development
Create Gateway West	Route Nine	p. 71	Short Term	Planning & Community Devt / DPW / Economic Development
Create Planned Development Districts as zoning overlays for institutional properties	Affordable Housing Land Use & Housing Natural Resources, Open Space, Parks & Recreation	p. 58, 95, 112 & 116	Short Term	Planning & Community Devt / Planning Board
Designate UCH-TIF districts	Affordable Housing	p. 59	Short Term	Housing Advisory Board / EDAB
Develop Route Nine Plan	Route Nine Economic Development	p. 70, 129 & 139	Short Term	Planning & Community Devt / Economic Development / DPW
Explore use of Chapter 40R	Affordable Housing	p. 59	Short Term	Housing Advisory Board / EDAB
Improve the Town's transportation planning capacity	Transportation and Mobility	p. 141	Short Term	DPW / Planning & Community Devt / Transportation Board / Planning Board
Include affordable housing in the Public Benefits sections of the Zoning Bylaw	Affordable Housing	p. 59	Short Term	Planning & Community Devt / Planning Board / HAB

Action	Elements	Pages	Timeframe	Responsible Party
Produce 25 new affordable units a year	<i>Affordable Housing</i>	p. 46	Short Term	Planning & Community Devt / HAB
Promote formation of more “friends” groups	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 90	Short Term	DPW (Parks & Open Space)
Pursue alternative local funding programs	<i>Affordable Housing</i>	p. 59	Short Term	Housing Advisory Board
Require Transportation Demand Management programs as part of large commercial developments	<i>Transportation and Mobility</i>	p. 138	Short Term	Planning & Community Devt / Planning Board / Transportation Board
Review setback requirements adjacent to sanctuaries	<i>Natural Resources, Open Space, Parks & Recreation</i>	p. 96	Short Term	DPW (Parks & Open Space) / Planning & Community Devt / Planning Board / Conservation Commission
Revise transportation studies section of Town Bylaw	<i>Transportation and Mobility</i>	p. 138	Short Term	DPW / Transportation Board / Planning Board
Revise zoning along Route Nine in Chestnut Hill	<i>Route Nine Economic Development</i>	p. 70, 71 & 128	Short Term	Planning & Community Devt / Planning Board / Economic Development / EDAB
Seek Transportation Board review of current parking strategies and needs	<i>Transportation and Mobility</i>	p. 141	Short Term	Transportation Board / DPW



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